

BOARD OF ADJUSTMENT REPORT



MEETING DATE: 6/8/2005

ITEM No. _____

ACTION REQUESTED: Zoning Ordinance Variance

SUBJECT **Shurgard Storage (3-BA-2005)**

REQUEST Request approval for a variance for open space and front open space

OWNER Shurgard Storage
480-633-2305

APPLICANT CONTACT Shelly McTee
Biskind Hunt & Taylor
602-955-2328

LOCATION 8615 E McDowell Rd

CODE ENFORCEMENT ACTIVITY None

PUBLIC COMMENT At the time of drafting this report there has been no public comment.
This case was continued from the May 4, 2005 Board of Adjustment at the applicant's request.

ZONE General Commercial District (C-4)

ZONING/DEVELOPMENT CONTEXT The property is approximately 3 acres in size.
There are various zoning designations and existing developments abutting this site:

- An existing residential complex zoned Multiple-Family Residential District (R-5) along the western boundary of this site.
- An existing residential complex zoned Medium Density Residential District (R-3) along the southern boundary of this site.
- The site to the east has existing commercial improvements: Highway Commercial District (C-3) and General Commercial District (C-4).
- McDowell Road is located along the northern property boundary, with a combination of Multiple-Family (R-5) and General Commercial Districts (C-3) along the north side of McDowell Road.

ORDINANCE REQUIREMENTS

Article V. Section 5.1604.C states that a minimum of ten percent of the net lot area plus four tenths percent for every foot over twelve feet shall be used for open space. Article V. Section 5.1604.F.b states that a minimum of one-half of the open space requirement shall be incorporated as frontage open space.



DISCUSSION

The applicant is proposing to redevelop a portion of the site located at 8615 east McDowell Road. The applicant purchased the property with an existing self-storage facility, which was originally developed in the 1970's and expanded in the 1980's.

The open space requirement in the C-4 District is dependent upon the height of the buildings on the lot. One half of the open space requirement of the site is required to be front open space. The property as currently developed does not meet the open space requirements of the Zoning Ordinance, as shown in the table below:

Existing Conditions

	Required	Provided
Total Open Space	12,500 sq.ft.	11,000 sq.ft.
Frontage Open Space	6,250 sq.ft.	4,000 sq.ft.

The applicant's proposal to significantly redevelop the front of the property to enhance the appearance and provide an upgrade in vehicular circulation throughout the site. The applicant is proposing to redevelop a portion of the site by:

- Demolishing 4 of the older single story metal buildings.
- Partially demolishing 2 single story metal buildings.
- Replacing the demolished structures with a new taller building.
- Renovate the storefront for the office.
- Add parking spaces.
- Increase and refurbish the landscaped area along McDowell Road to be compliant with the McDowell Road Streetscape Plan.

The proposed building height increase creates a larger amount of open space required. The property as proposed to be developed will not meet the open space requirements of the Zoning Ordinance, as shown in the table below:

Proposed Conditions

	Required	Provided
Total Open Space	25,142 sq.ft.	14,952 sq.ft.
Frontage Open Space	12,571 sq.ft.	6,049 sq.ft.

With the proposed building, the site will be deficient 10,190 square feet in total open space, and 6,522 square feet in frontage open space. The applicant is requesting a variance for the reduction of the required open space.

Prior to the storage facility, the south half of McDowell Road had forty (40) feet of right-of-way. Widening of McDowell Road required an additional twenty-five (25) feet of right-of-way, bringing the amount of half-street to the current width of sixty five (65) feet. This effectively reduced the frontage land area of this property by approximately 5,700 square feet.

Case history:

- 1974: Rezoned from C-3 to C-4 to allow storage facility (Case 9-Z-74)
- 1975: Storage facility approved (Case 39-DR-75) totaling 95,500 sq.ft. land area (9,500 open space required and 4,750 sq.ft. frontage open space)
- 1976: Variance granted to reduce parking lot landscaping (Case 14-BA-79)
- 1984 Storage facility addition approved (Case 72-DR-1984) totaling 126,100 sq.ft. land area (3,000 open space and 1,500 frontage open space totaling)

FINDINGS

1. **That there are special circumstances applying to the property referred to in the application, which do not apply to other properties in the District. The special circumstances must relate to the size, shape, topography, location or surroundings of the property at the above address:**

The applicant states that the property was developed in the 1980's and was developed in conformance with the applicable rules and regulations at that time. Because the site is developed with existing structures, there are limitations as to where new structures and open space areas can be placed. In order to redevelop the property with a more aesthetically pleasing and modern building designed to accommodate the needs of customers; modifications to the site are necessary. Because the applicant proposed to design the renovation around some of the buildings, there are limitations in areas that are available to provide additional and meaningful open space. This circumstance is unique to this property given the location, site boundaries and shape, development pattern and use of property. If a complete redevelopment or use of the property were proposed, it is possible that the existing open space requirements could be compiled with; however, given the existing special circumstances and conditions of the property and desire to improve and enhance the most visible portion of the property, a variance is required.

2. **That the authorizing of the variance is necessary for the preservation of the privileges and rights enjoyed by other properties within the same zoning classification and zoning district:**

The applicant states that approval of the variance request is necessary in order to preserve, improve and enhance the property. Approval of the variance request will allow for the upgrade of the property, and for the construction of a newer, more attractively designed building and streetscape specifically. The entrance to the facility and customer parking will be relocated to an interior location and additional landscaping will be provided along McDowell Road. The proposed improvements will allow cars to be stacked on the property rather than on the street, will provide additional customer parking and will result in an increase in the amount of landscaped area and open space from what is currently provided. It is important

to emphasize that the site as currently developed does not meet the open space requirements. The approval of the variance request is therefore necessary to allow for the property to be redeveloped to not only improve the visual quality of the property from the street, but also to provide more meaningful landscape and open space areas than what is currently provided. Specifically, the landscaping along McDowell Road will be increased and improved with a native desert plant pallet as per the McDowell Road Streetscape Plan.

3. That special circumstances were not created by the owner or applicant:

The property was originally developed prior to the requirements for open space as defined in Section 5.1604. The applicant acquired the property in its current condition.

The applicant is requesting the variance in order to redevelop and improve not only the business on the property but the street scene along McDowell Road. The applicant did not create the special circumstances or new ordinance provisions applicable to the property and without a variance, would make it difficult to redevelop or improve the site given the current site development restrictions. The property, when it was initially developed complied with the then applicable Zoning Ordinance provisions. Subsequent changes to the Zoning Ordinance created the situation whereby the amount of open space on the property did not comply with the new standards.

4. That the authorizing of the application will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or the public welfare in general:

The applicant states that the approval of the variance will not be materially detrimental to the person's residing or working in the vicinity, to the adjacent properties, to the neighborhood or to the public welfare in general. On the contrary, approval of the variance request will improve the area by the redevelopment of the property with a more modern and aesthetically pleasing building. The streetscape along McDowell Road, which is the most visible area to the public, will be improved with the addition of approximately 3,100 square feet of landscaped area over what exists in its current condition. The landscape palette is being modified to meet one of the McDowell Road Streetscape planting themes. The parking spaces currently located immediately adjacent to the McDowell Road is being relocated further from the street and the entrance is further into the property resulting in a safer traffic circulation system.

Staff is in agreement that the granting of this variance does not appear to be detrimental to person (s) residing adjacent to the property.

STAFF CONTACT

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E-mail: Kjones@ScottsdaleAZ.gov

ATTACHMENTS

1. Project Narrative
2. Justification
3. Context Aerial
4. Aerial Close-up
5. Zoning Map
6. Photographs
7. Site Plan Worksheet

SHURGARD STORAGE VARIANCE REQUEST PROJECT NARRATIVE

PURPOSE

The purpose of this application is to request a variance to reduce the amount of open space required in Section 5.1604 of the Scottsdale Zoning Ordinance (the "Variance Request"). Specifically, Section 5.1604.C requires a minimum of ten percent (10%) open space on a site and Section 5.1604.F requires that a minimum of fifty percent (50%) of the open space required shall be located in the front yard.

OVERVIEW

Shurgard Storage Centers, Inc., (the "Applicant"), is proposing to redevelop a portion of the site located at 8615 East McDowell Road (the "Property"). The Applicant purchased the Property with an existing self-storage facility that was constructed in the 1980's. The Applicant proposes to partially redevelop the Property by (a) eliminating four (4) of the older single-story metal buildings, (b) partially demolishing two (2) single-story metal buildings, (c) replacing the demolished structures with a new, state-of-the-art storage building, (d) adding parking spaces, (e) increasing and refurbishing the landscaped area along McDowell Road, and (f) renovating the storefront for the office. The Property, as currently developed, does not meet the open space or parking requirements as contained in the Zoning Ordinance.

EXISTING SITE

The Property is approximately 2.89 acres (126,000 square feet) in size. The existing layout of the storage facility consists of seventeen (17) single-story buildings, ranging in height between eight (8) and nine (9) feet, and which are utilized for self storage purposes. The buildings were originally constructed in the 1980's and have not been updated since the original construction. Eleven (11) of the buildings are constructed of concrete block exteriors, with metal and concrete block interiors. The remaining six (6) buildings are constructed entirely of metal. The driveways are asphalt and the main entrance drive off of McDowell Road is approximately thirty (30) feet wide with limited vehicle stacking distance area between the curb cut and the security gate at the entrance to the storage facility. The Property has two-way ingress/egress onto McDowell Road. The majority of the widths of the interior driveways are twenty (20) feet. There are currently two (2) parking spaces and one (1) handicap parking space in front of the storage facility office, immediately adjacent to McDowell Road. Storm water runoff is captured by two (2) retention ponds. One retention pond is located on the south portion of the Property and is approximately 7,250 square feet. A smaller retention area is located on the north portion of the Property (along McDowell Road) and is approximately 4,000 square feet in size. The landscaping on the Property consists of an area along McDowell Road which contains an Oleander hedge, a few shrubs and a couple of trees. The landscaping along the rear of the Property consists solely of an Oleander hedge. The perimeter of the Property is secured by either a concrete wall or a perimeter building made of concrete.

PROPOSED RENOVATION

Shurgard's proposal is to significantly redevelop the front portion of the Property, which will enhance the appearance, provide safer vehicular ingress/egress, and provide more parking spaces on site. Additionally, access within the facility will be revised to allow circulation throughout the Property primarily for fire vehicles in the event of an emergency.

The renovation of the Property will consist of several elements. Six (6) of the older buildings will be included in the renovation. Specifically, four (4) single-story, metal buildings will be demolished and two (2) single-story, metal buildings will be partially demolished. The four (4) metal buildings will be replaced with a state-of-the-art, air conditioned, three (3) story, self storage building. The foot print of the new building is 110 feet by 100 feet. The improvements for the new building include a thirty (30) foot by eighty (80) foot covered loading area intended to keep customers out of the elements. The façade for the new building will be constructed of stucco, architectural masonry and architectural metal. The building will be designed with earth tone colors (tans and terra cotta red) with various accents and windows to break-up the building mass as depicted in the elevations included with this submittal.

Currently, the vehicular circulation, although sufficient for cars, does not provide adequate turning radii for larger vehicles, specifically fire trucks. One portion of the renovation includes the demolition of the ends of two (2) single-story buildings to allow wider turning radii through the balance of the Property. The specific goal of this portion of the renovation is to facilitate fire circulation throughout the storage facility.

In addition to the storage units, the single-story office building located at the northeast corner of the Property will be remodeled and a bell tower architectural feature will be added to the façade.

Currently, there is an eight (8) to ten (10) foot concrete wall between the storage facility buildings and McDowell Road. The renovation of the Property includes adding black wrought iron view fencing along the buildings facing McDowell Road and removing the concrete wall. This addition, with the enhanced elevations of the new building, will provide a more pleasing view to the McDowell Road corridor.

In addition to the removal of the concrete wall, the front landscape along McDowell Road will be improved by increasing the area from approximately 4,000 square feet to 7,100 square feet. Additionally, the existing out of character trees and shrubs will be replaced with desert trees and shrubs more appropriate for the area.

The vehicular stacking area in front of the security gate will increase from sixty (60) feet to over 100 feet from the curb-cut. This will allow any cars waiting to enter the security gate to stop on the Property rather than on McDowell Road. The number of standard parking stalls near the office will increase from two (2) to five (5), including one (1) handicap stall. The Property will maintain grades to utilize the north and south retention areas for storm water run-off.

SUMMARY

The proposed modifications will not only result in improvements in terms of aesthetic appearance of the buildings and the addition of landscape area and vegetation along McDowell road, they will also result in safer circulation conditions for the Property. These improvements cannot be made without approval of the requested variance.

The renovations will not have a negative impact on the surrounding properties; rather the renovations and improvements to the Property will enhance the street scene and the McDowell Road corridor to benefit the customers as well as the area in general.

H:\wpdocs\KKTPC\Shurgard\Applications\narrative.doc

3-BA-2005
3/31/2005

Justification for Variance

The purpose of this application is to request a variance to reduce the amount of open space required in Section 5.1604 of the Scottsdale Zoning Ordinance (the "Variance Request"). Specifically, Section 5.1604.C requires a minimum of ten percent (10%) open space and Section 5.1604.F requires that a minimum of fifty percent (50%) of the open space requirement shall be located in the front yard.

As noted in the Narrative Report included with this application, the applicant is proposing to redevelop a portion of the site located at 8615 East McDowell Road (the "Property"). The applicant purchased the Property with an existing self-storage facility that was constructed in the 1980's. The applicant proposes to partially redevelop the Property by (a) eliminating four (4) of the older single-story metal buildings, (b) partially demolishing two (2) single-story metal buildings, (c) replacing the demolished structures with a new, state-of-the-art storage building, (d) adding parking spaces, (e) increasing and refurbishing the landscaped area along McDowell Road, and (f) renovating the storefront for the office. The Property as currently developed does not meet the open space requirements as contained in the Zoning Ordinance.

The Variance Request is appropriate and complies with the four (4) required criteria as contained in Section 1.804 of the Zoning Ordinance and as discussed below.

1. Special circumstances/conditions exist which do not apply to other properties in the district.

The Property was developed in the 1980's and was developed in conformance with the then applicable rules and regulations. Because the site is developed with existing structures, there are limitations as to where new structures and open space areas can be placed. In order to redevelop the Property with a more aesthetically pleasing and modern building designed to accommodate the needs of customers, modifications to the site are necessary. Because the applicant proposed to design the renovation around some of the existing buildings, there are limitations in areas that are available to provide additional and meaningful open space. This circumstance is unique to this Property given the location, site boundaries and shape, development pattern and use of the Property. If a complete redevelopment or use of the Property were proposed, it is possible that the existing open space requirements could be complied with; however, given the existing special circumstances and conditions of the Property and the desire to improve and enhance the most visible portion of the Property, a variance is required.

2. Authorizing the variance is necessary for the preservation and enjoyment of substantial property.

Approval of the Variance Request is necessary in order to preserve, improve and enhance the Property. Approval of the Variance Request will allow for the upgrade of the Property in general and for the construction of a newer, more attractively designed building and streetscape specifically. Additionally, as part of the construction of the new building the entrance to the facility and customer parking will be relocated to an interior location and additional landscaping

will be provided along McDowell Road. These improvements will allow cars to be stacked on the Property rather than on the street, will provide additional customer parking and will result in an increase in the amount of landscaped area and open space from what is currently provided. It is important to emphasize that the site as currently developed does not meet the open space requirements. The approval of the Variance Request is therefore necessary to allow for the Property to be redeveloped to not only improve the visual quality of the Property from the street, but also to provide more meaningful landscape and open space areas than what is currently provided. Specifically, the landscaping along McDowell Road will be increased and improved with native desert trees and shrubs.

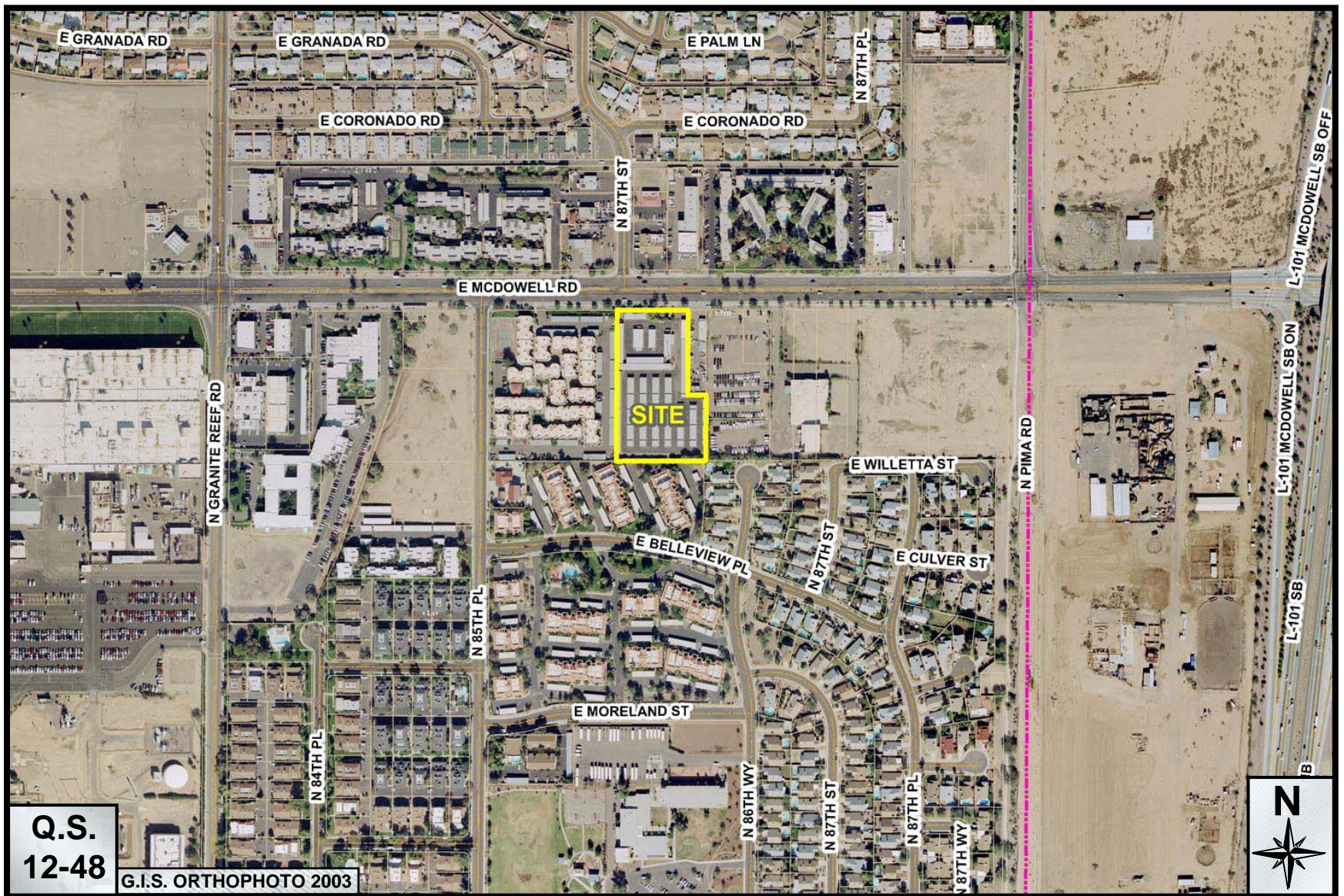
3. Special circumstances were not created by the owner or applicant.

The Property was originally developed prior to the requirements for open space as defined in Section 5.1604. The applicant acquired the Property in its current condition.

As previously noted, the applicant is requesting the variance in order to redevelop and improve not only the business on the Property but the street scene along McDowell Road. The applicant did not create the special circumstances or new ordinance provisions applicable to the Property and without the variance, would be unable to redevelop or improve the site given the current site development restrictions. The Property, when it was initially developed complied with the then applicable Zoning Ordinance provisions. Subsequent changes to the Zoning Ordinance created the situation whereby the amount of open space on the Property did not comply with the new standards.

4. Authorizing the application will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighborhood, or to the public welfare in general.

Approval of the Variance Request will not be materially detrimental to person's residing or working in the vicinity, to the adjacent property, to the neighborhood or to the public welfare in general. On the contrary, approval of the Variance Request will improve the area by the redevelopment of the Property with a more modern and aesthetically pleasing building. Additionally, the streetscape along McDowell Road, which is the most visible area to the public, will be improved because the landscaped area is being increased by approximately 3,100 square feet. Furthermore, the landscape palette is being modified to add desert trees and shrubs. These changes will improve and enhance the aesthetic quality of the area and will not result in any negative impacts to the area, neighborhood or adjacent properties. Finally, the parking spaces currently located immediately adjacent to McDowell Road are being relocated further from the street and the entrance is further into the Property resulting in a safer traffic circulation system. Without the Variance Request, these changes and improvements cannot be made.



Shurgard Storage

3-BA-2005

ATTACHMENT #2



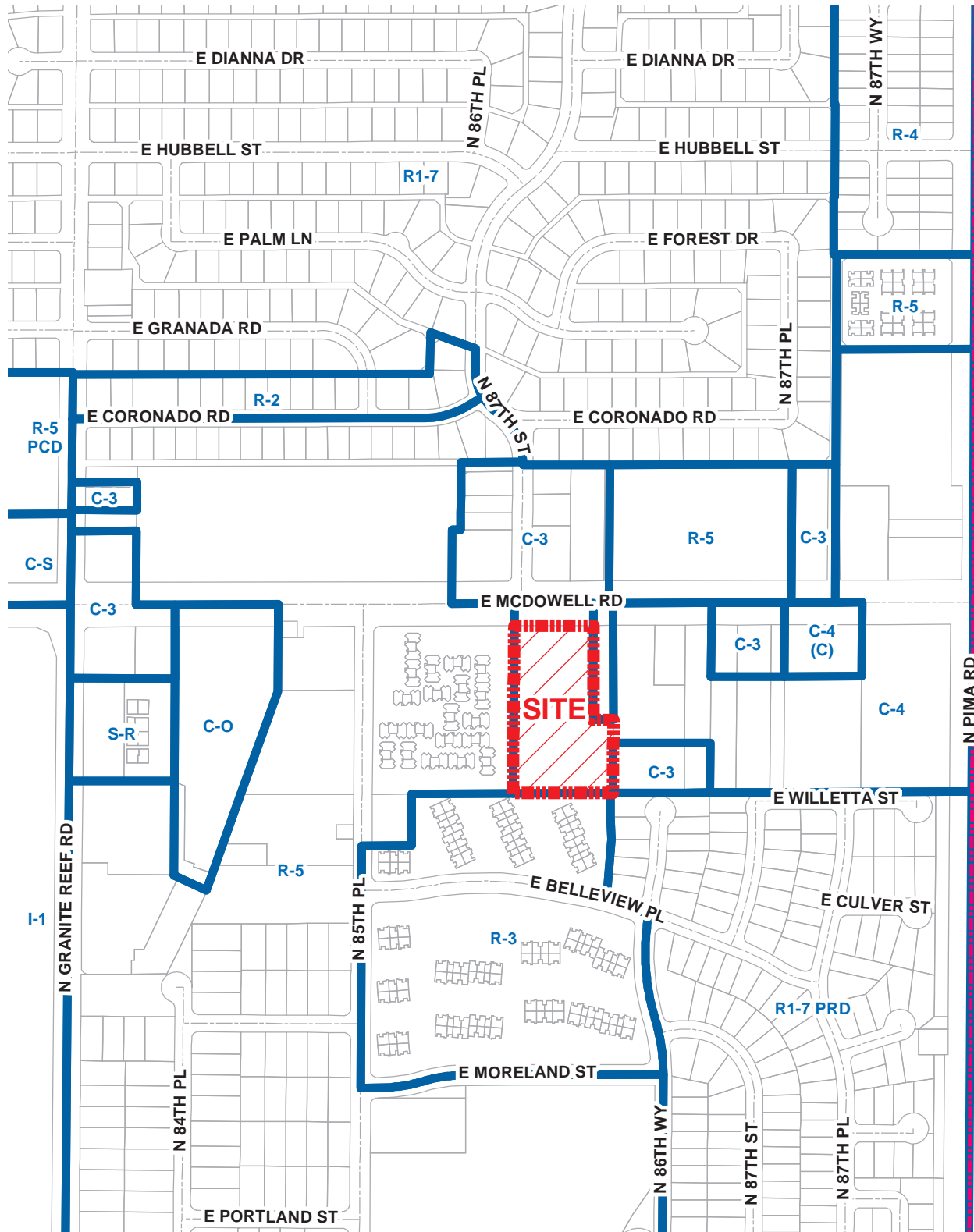
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Shurgard Storage

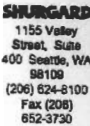
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ATTACHMENT #2A



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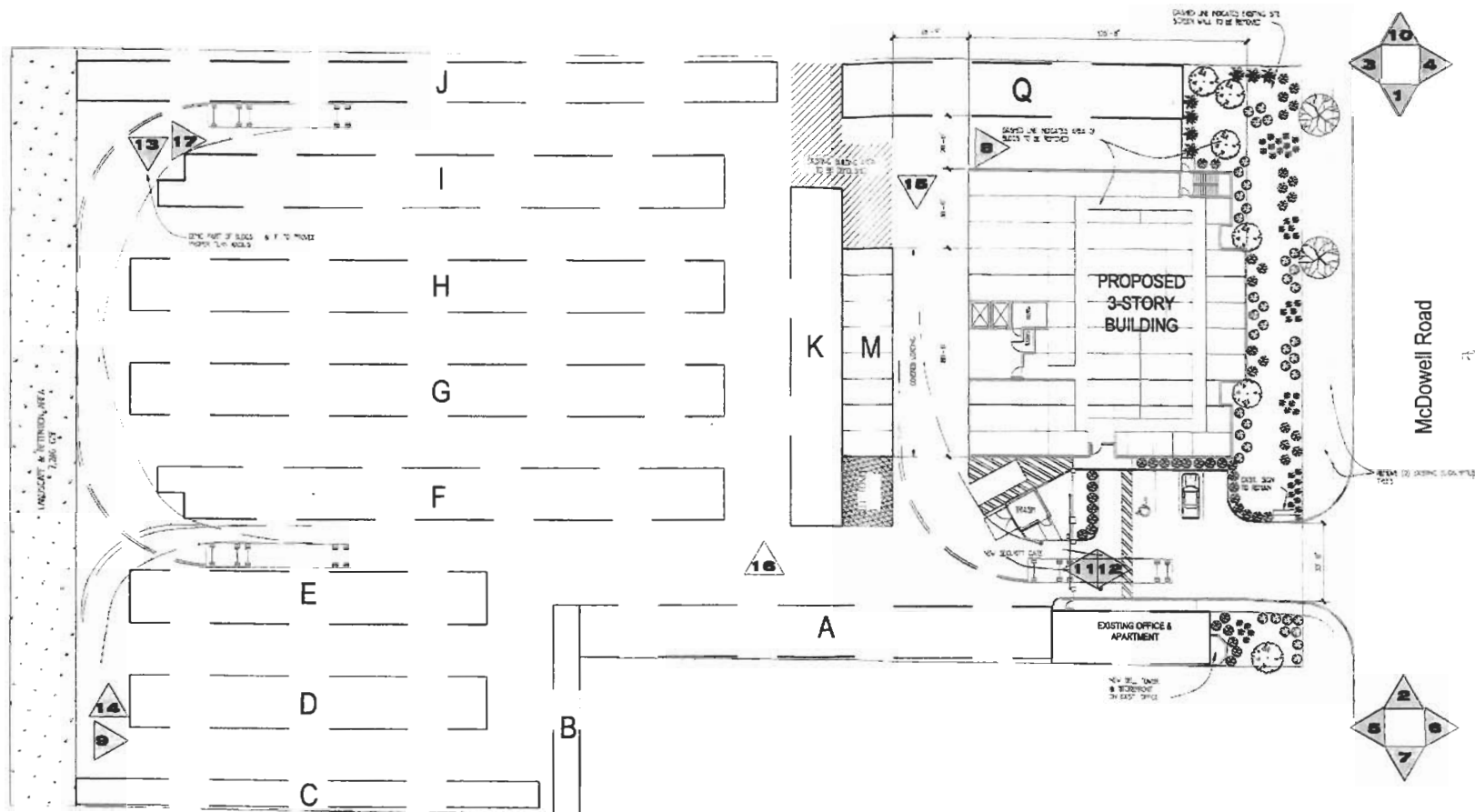
ATTACHMENT #4



PROPOSED EXPANSION & REMODEL SURGARD
OF SCOTTSDALE SOUTH
8615 E McDOWELL RD SCOTTSDALE, AZ



03 AUG 2004



PROJECT INFO

ZONING C-1
LOT AREA 125,714sf (2.89ac)
FAR 8 (100.57sf Max)
TOTAL BLDG AREA 73,124

TOTAL ANCHORAGE AREA
REQUIRED (10%): 12.27sf
PROVIDED: 13.58sf

FRONTYARD LANDSCAPE AREA
REQUIRED (SQ): 8,768sf
PROVIDED: 8,805sf

BUILDING INFO

OCCUPANCY TYPE 3-1
CONSTRUCTION TYPE 1-A
NO. OF STORES 3
BUILDING HEIGHT 37 FT
GROSS AREA 11,030 SQ

1"=20'-0"

CONTEXT PLAN

ATTACHMENT #6

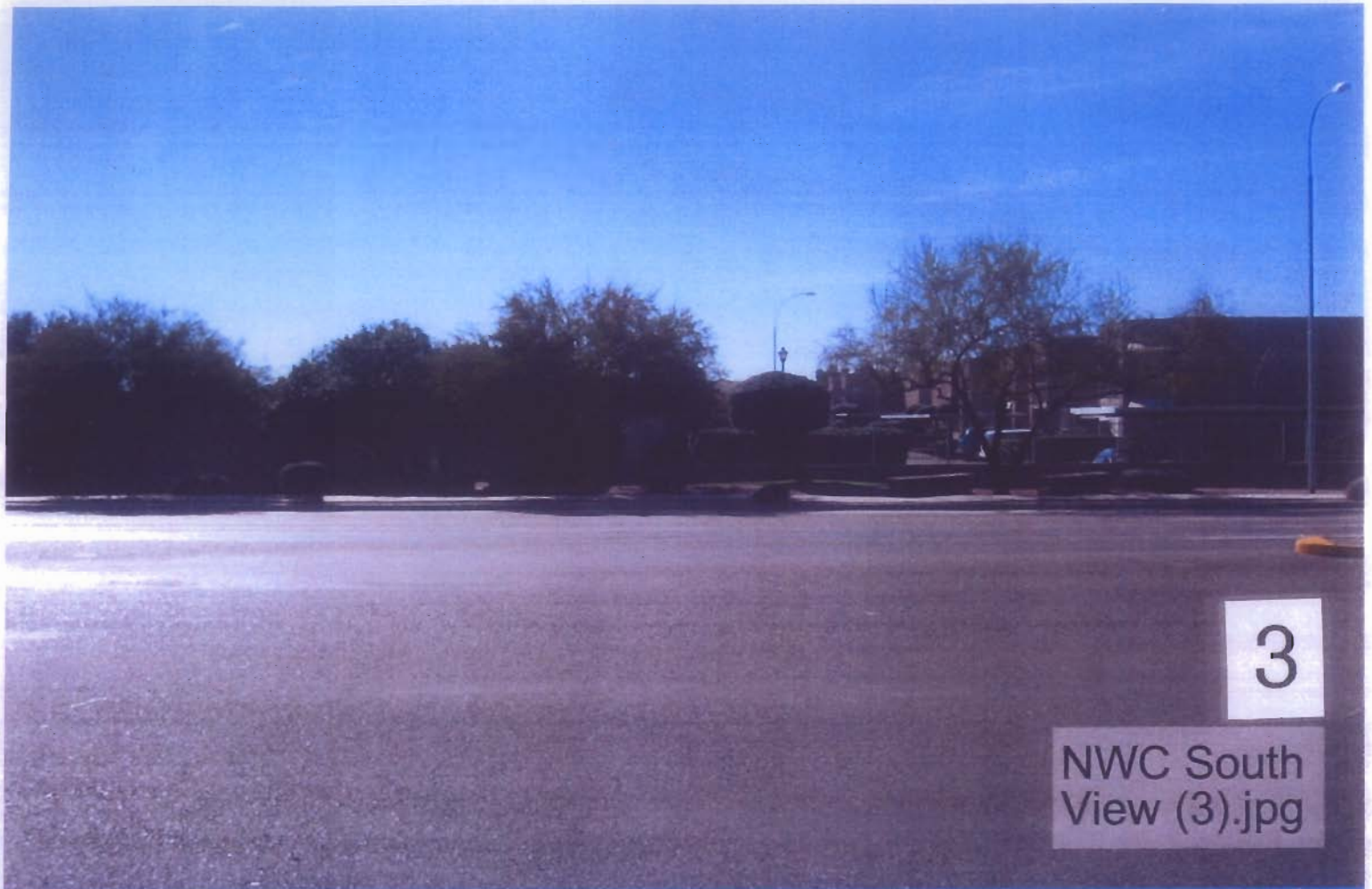
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1
NWC East View
(2).jpg

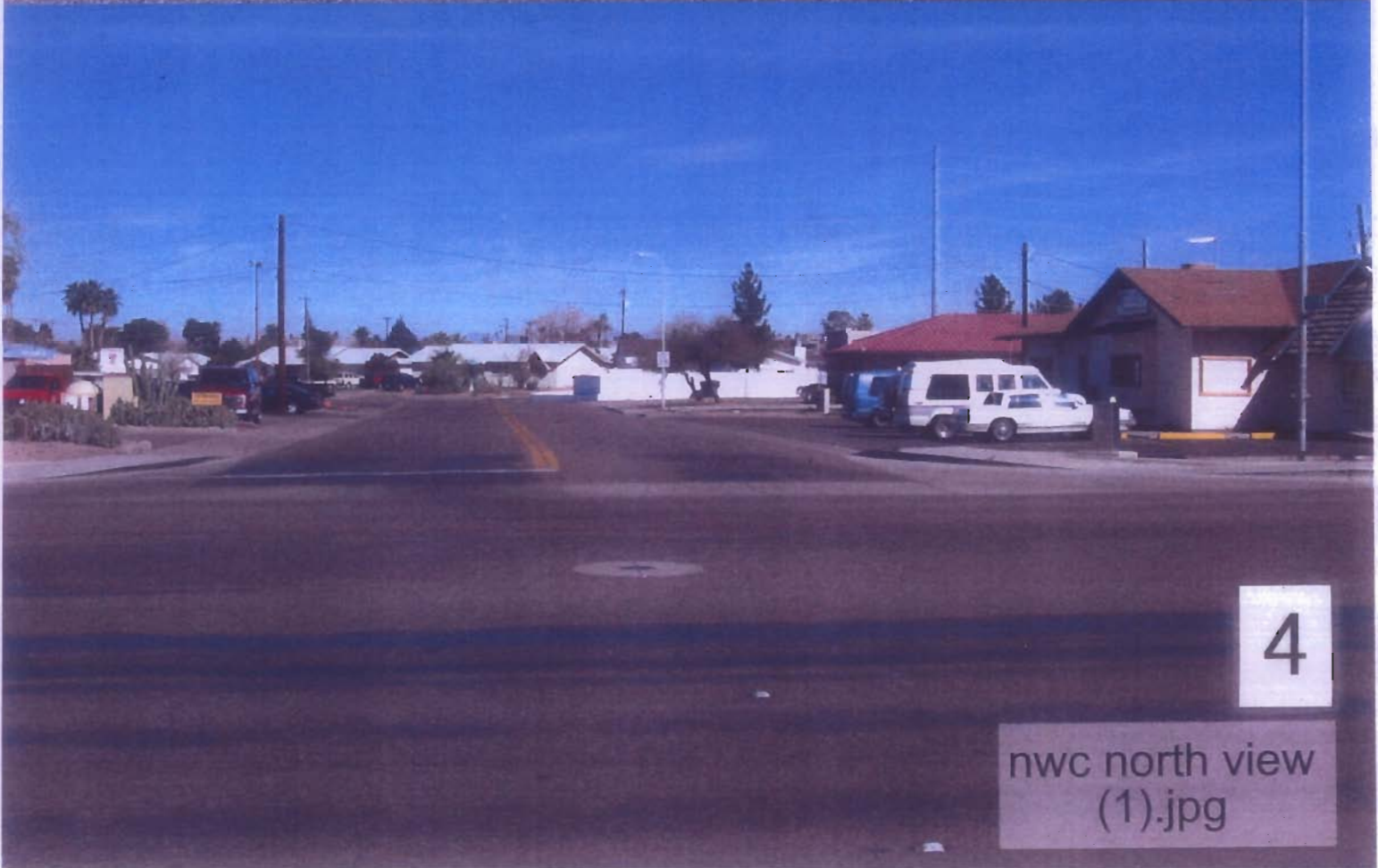


2
NEC West View
(8).jpg



3

NWC South
View (3).jpg



4

nwc north view
(1).jpg



NEC South View
(7).jpg



NEC North View
(5).jpg



7

NEC East View
(6).jpg



8

Mid SWC North
View.jpg



SEC North View
(9).jpg



NWC West View
(4).jpg



11

Mid SEC South
View.jpg



12

Mid SEC North
View.jpg



13

SWC East View
(14).jpg



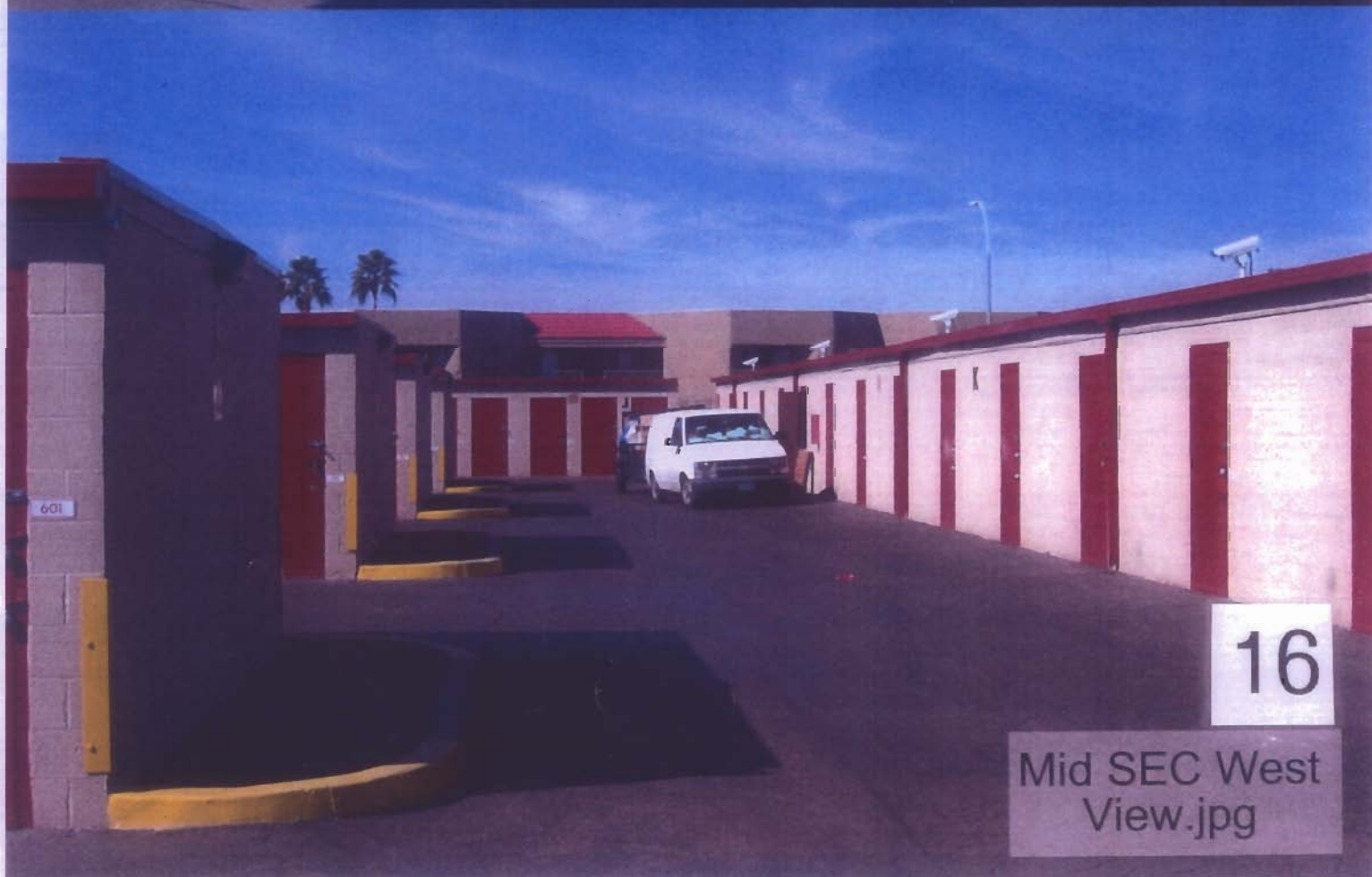
14

SEC West View
(12).jpg



15

Mid SWC East
View.jpg



16

Mid SEC West
View.jpg



SWC North View
(13).jpg

PROPOSED EXPANSION & REMODEL
SHURD OF SCOTTSDALE SOUTH
8615 E. McDOWELL RD SCOTTSDALE, AZ

[illegible]

McDowell Road

OPEN SPACE CALC

ZONING: C-4
LOT AREA: 125,714sf (2.89ac)
FAR: 8 (100,571sf Max)
TOTAL BLDG AREA: 73,164

OPEN SPACE
TOTAL REQUIRED (20%): 75,142sf
TOTAL PROVIDED: 14,952sf

FRONTYARD LANDSCAPE AREA
REQUIRED (10%): 12.571sf
PROVIDED: 6.049sf

PARKING LOT LANDSCAPING

TOTAL PARKING REQUIRED: 22 SPCS
 $270 \times 22 = 5,940 \times 15\% = 891$
 LANDSCAPING REQUIRED: 891 SF
 LANDSCAPING PROVIDED: 1,101 SF

1"=20'-0"

SITE PLAN WORKSHEET